

Cook's Ferry
Indian Band

Nlaka'pamux Nation

Box 130, 3691 Deer Lane,
Spences Bridge, V0K 2L0
Phone:(250) 458-2224

Housing Aspects Governance, Partnerships and Capacity

Governance

- Comprehensive Community Plan
- Housing Policy
- Housing Capital Plan
- Housing Inventory & Capital Needs Assessment
- Housing Maintenance Strategy & Implementation Plan

New Construction, Renovations and Management

On June 23, 2016 Cook's Ferry responded to a call out for the Federal 2016 On-Reserve Housing: Immediate Needs Fund/Capacity Development Fund. As a Band we were eligible to apply for a maximum of 6 new multi-units.

Cook's Ferry Nlaka'pamux Trust Fund

Bank of Montreal Financing

- On August 26, 2016 Cook's Ferry was approved for the new construction of three duplexes. This funding was targeted to the construction of multi-units (more than one attached unit in a row). It was also targeted to support the social needs of the community. For example, vulnerable population groups such as elderly, disabled, single parents and their children, families dependent on social assistance.
- 30% of Band Members are age 60 years+
- Insufficient Senior Residences

- On December 14, 2016 Urban Arts Architecture was contracted for the design of the three duplexes and assisted with the request for proposal for the construction management services.
- On March 22, 2017 Wildstone Construction & Engineering Ltd. was contracted for construction management services.
- **Evolution Building Science Ltd.**
Specializing in building code consulting for existing and new buildings, wood design, and innovative projects



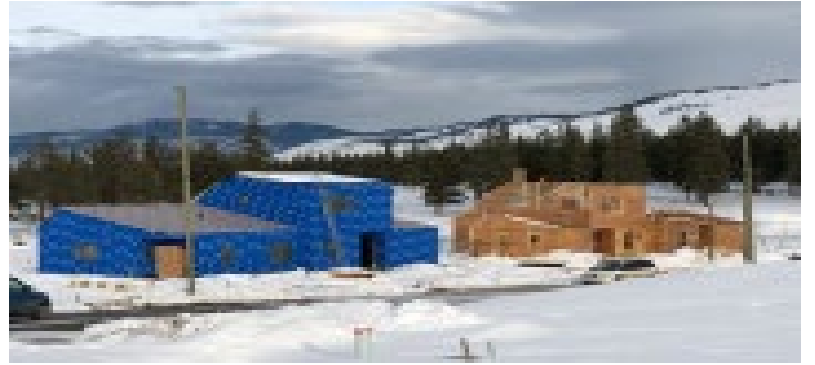
Cook's Ferry Housing Project

Community Benefits

The vision and goals for the Cook's Ferry Housing project was developed with the community, as follows:

Keeping Elders and persons requiring assistance in our community by providing a variety of accessible units to support the aging and families to stay together.

- Two Single storey fully accessible 2 bedroom units.
- Two Double storey mixed accessible unit containing an accessible suite at the ground floor, and two bedrooms on the second floor.



Supporting Families: The flexible units support a wide variety of families – and include the option of having extended families occupying adjacent units.

Supporting Gathering: Within the units, the open living area connected to an accessible kitchen enables large gathering for daily life, celebration, feasts, and honouring those who have passed.

Supporting Food Security: All the dwellings were designed with open kitchens and ample counter space for bulk food preparation. Large pantry areas have also been included for storing ample amounts of frozen, dried and canned foods prepared seasonally.

Connection to the land: The units provide indoor-outdoor connections.

- Garden patios are sheltered under arbours to provide shady places connected to the naturalized landscape,
- Large windows in the interior provides access to views from every room,
- Protected recessed front porches and mudrooms provide space to unload boots and jackets while controlling heat loss in the winter,
- More than a space for vehicles, the carports can be used for working, carving, and repairs.

Energy Efficient: The houses have been designed to maximize energy efficiency through a passive design approach including:

- Simple building forms that compliment the agrarian landscape and are designed for the local environment.
- Minimizing the need for heating and cooling through well insulated and sealed building envelope design and siting.
- Inclusion of arbours and sunshades to reduce heat gain in the summer.

Harvest the energy from the sun: All the dwellings have solar panels on the roof to reduce heating costs.

Durability: Create durable homes that are suited to the environment and the community.

- Hardy board siding (cement cladding) and metal roofing to provide a fire resistant exterior, suitable for an area that can be exposed to wildfire,
- Mineral Wool Insulation – resistant to bugs, fire, rot and moisture for durability,
- Plywood in walls under the drywall to provide maximum durability and limit damage.
- Kitchen cupboards with wood product and durable latches.











Contact List

Project Name:	CFD Merrit Duplex's		
Project No:	4416		
General Contractor	Wildstone Construction & Engineering Ltd #1-1101 Main St Penticton, BC, V2A 5E6 Ph: 250-493-3947 Fax: 250-493-9238	PM	Contact: Scott Lachowski Ph: 250-328-5606 Email: slachowski@wildstone.com
		Super	Contact: Brian Vancha Ph: 250-809-9045 Email: BVancha@wildstone.com
		PC	Contact: Neel Chadda Ph: 778-646-2028 Email: nchadda@wildstone.com
Owner	Cook's Ferry Band Box 130 - 3691 Deer Lane 3691 Deer Lane Spences Bridge, BC	Band Manager	Lorette Edzerza Ph: 250-458-2224 ext. 105 Email: band.manager@cooksferry.ca
Prime Consultant	URBAN ARTS ARCHITECTURE #300 -111 Water Street, Vancouver, BC V6B 2K4	Contact: Shelley Craig Contact: Nicole Jahraus Ph: 604-683-5060 Email: craig@urban-arts.ca	
Structural Engineer	Equilibrium Consulting Inc 202-388 West 8th Ave, Vancouver BC V5Y 3X2 Canada	Weike Qu	PH: 1 604 730 1422 Email: wqu@eqcanada.com
Mechanical Engineer	Rocky Point Engineering Ltd. #102 – 211 E. Georgia Street Vancouver, BC V6A 1Z6	Mark Yeung	PH: 604-559-8809 Email: mark.yeung@rpeng.ca
Electrical Engineer	AES Engineering 1330 Granville St, Vancouver, BC V6Z 1M7	Birinder Walia	Email: Birinder.Walia@aesengr.com
Civil Engineer	Urban Systems 200 – 286 St. Paul Street Kamloops, BC V2C 6G4	Chris Larouche	PH: 250-374-8311 x7260 Email: clarouche@urbansystems.ca

TRADE DESCRIPTION	SUB NAME	CONTACT NAME
Survey	Underhill Geomatics	Contact: Chris de Haan
Testing Services	Thurber Engineering Ltd.	Contact: Andrew Chand
Earthworks	Sanders & Company Arise Contracting	Contact: Ron Sanders Contact: Tyler Combes
Concrete Formwork	Radec Group	Contact: Trevor Auble
Concrete	Norgaard Ready mix	Contact: Chris Grund
Rebar	K-rod	Contact: Kurt Schmidt
Strutural Steel	Kelowa Steel Fabricators	Contact: Mike Kirby

Sunshade installation	Alpha-design	Contact: Aaron Boone
Framing	Wutzke Contracting	Contact: Adam Wutzke
Stairs	Truleline Moulding	Contact: Peter Wheatley
Framing materials	Rona	Contact: George Gruszczynski
Millwork and closets	Spectrum Cabinet Gallery Inc	Contact: Steve Webb
Roofing	Neilsen Roofing and Sheet Metal Ltd	Contact: Barry McDougall
Fibre Cement Board and Gutter	Ivan Siding	Contact: Ivan & Tyler Chypyha
Insulation	ABSI LTD	Contact: Bruce Anderson
Doors, Door hardware and bathroom accessories	Allmar Inc	Contact: Deirdre Westlake

Windows, patio door and front door	Plygem Canada	Contact: Pam Maclean
Gypsum Wallboard	Legacy Mountain Drywall Ltd	Contact: Brian Delf
Paint	G&L Painting	Contact: Glenn Woods
Flooring	United Flooring	Contact: Tammy Foote
Finish Carpentry	Wildstone Construction and Engineering Ltd	Contact: Please see above
Mechanical	Copper Valley Mech Contractors	Contact: Brian Whitecross
Electrical	Hack Electric	Contact: Rober Hack
Solar Panels	Terratek Energy Systems Inc	Contact: Landon Aldbridge
Appliances	Home Hardware Futureshop	Contact: Dennis Colautti Contact: No Contract

Functional Area Number	Functional Area Description	Dollar (\$) Amount
NTMA	Municipal Services - ICMS #9-00127419 Remedial Works Antko Subdiv (Co/Acq)	\$60,783.00

Wayne Byczek, P. Eng.
Transportation Engineer
Associate, Transportation
Stantec

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Kamloops, BC V2C 5W1
Phone: (250) 852-5913
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Arise Contracting Inc.
1446 Argyle St.
Coquitlam, British Columbia V3E 0L3





	Total Cost	First Nation	INAC Housing	Other Funding Sources
Task 1: Development of GIS-Based Housing Inventory	\$10,000	\$2,000	\$8,000	
Task 2: Review of Existing Condition Assessment Information	\$10,000	\$2,000	\$8,000	
Task 3: Develop and Implement Inventory and Inspection Forms for New Inspections	\$15,000	\$5,000	\$10,000	
Task 4: Conduct Component Inventory of Existing Home	\$22,000	\$2,000	\$20,000	
Task 5; Identification and Reporting on Immediate Health and Safety Concerns	\$8,000	\$2,000	\$6,000	
Task 6: Identification of Preventive Maintenance Process Improvements	\$10,000	\$4,000	\$6,000	
Task 7: Asset Lifecycle Plan for CFIB Housing	\$17,500	\$2,000	\$15,500	
Task 8: Presentation to Chief and Council	\$5,000	\$2,000	\$3,000	
Total	\$97,500	\$21,000	\$76,500	

		Total Item Costs	H&S SubTotal
Inspection No# 44	Yamelst Ranch	\$25,200	\$300
Inspection No# 02	444 Basque Road	\$14,850	\$1,950
Inspection No# 03	446 Basque Ranch Road	\$71,400	\$15,750
Inspection No# 04	447 Basque Ranch Road/cookhouse	\$7,810	\$5,300
Inspection No# 05	3561 Highway 8	\$35,675	\$4,850
Inspection No# 06	3675 Station Street	\$30,875	\$3,100
Inspection No# 07	3679 Deer Lane	\$0	\$18,500
Inspection No# 08	3681 Station Street	\$6,600	\$250
Inspection No# 09	4690 Shawniken Road	\$35,150	\$8,800
Inspection No# 10	4694 Shawniken Road	\$80,500	\$5,000
Inspection No# 11	4695 Shawniken Road	\$14,180	\$2,300
Inspection No# 12	4697 Shawniken Road	\$11,850	\$800
Inspection No# 13	4702 Shawniken Road	\$44,800	\$800
Inspection No# 14	4703 Shawniken Road	\$61,825	\$10,950
Inspection No# 15	4705 Shawniken Road	\$48,100	\$5,400
Inspection No# 16	4706 Shawniken Road	\$37,625	\$2,800
Inspection No# 17	4761 Shawniken Road	\$62,500	\$1,500
Inspection No# 18	4774 Shawniken Road	\$4,600	\$300
Inspection No# 19	4907 Rainbow Road	\$66,050	\$1,050
Inspection No# 20	6898 Speym Road (7898 Speym Road Report)	\$34,350	\$450
Inspection No# 21	6947 Stage Drive	\$12,000	\$300
Inspection No# 22	6950 Stage Drive	\$22,800	\$0
Inspection No# 23	6954 Albert Drive	\$31,000	\$1,200
Inspection No# 24	6954 Stage Drive	\$18,400	\$1,700
Inspection No# 25	6958 Albert Drive	\$23,850	\$1,450
Inspection No# 26	6958 Stage Drive	\$22,700	\$5,620
Inspection No# 27	6962 Albert Drive	\$12,575	\$1,750
Inspection No# 28	6967 Albert Drive	\$48,400	\$14,600
Inspection No# 29	6968 Speym Road	\$33,000	\$2,900
Inspection No# 31	7882 Speym Road	\$52,050	\$2,900
Inspection No# 32	7886 Speym Road	\$39,150	\$1,300
Inspection No# 33	7890 Speym Road	\$47,950	\$800
Inspection No# 34	7906 Speym Road	\$1,350	\$0
Inspection No# 35	7924 Speym Road FIREHALL	\$35,300	\$300
Inspection No# 36	7931 Speym Road	\$11,600	\$2,400
Inspection No# 37	7934 Speym Road	\$27,350	\$300
Inspection No# 38	7975 Jk'Amein Road	\$10,200	\$660
Inspection No# 39	8474 Hummingbird Lane	\$22,550	\$300
Inspection No# 40	8482 Porcupine Ridge	\$1,600	\$
Inspection No# 41	8488 Porcupine Ridge	\$2,050	\$
Inspection No# 42	Basque Ranch Road	\$118,000	\$22,600
Inspection No# 43	Tokitty Ranch	\$34,050	\$3,050
		\$1,321,865	\$154,280



28 – 6967 Albert



37 – 7934 Speym



26 – 6958 Stage



24 – 6954 Stage



22 – 6950 Stage



1 - 125 Friesen